

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Registration and Stamps Department – Indian Stamp Act, 1899 – Remission of stamp duty payable on flats/apartments by 5% payable under Article 47-A(d) of Schedule 1-A to the Indian Stamp Act, 1899 – Notification – Orders - Issued.

REVENUE (REGISTRATION .I) DEPARTMENT

G.O.Ms.No.01

Dated :: 01-01-2009.

Read:-

From the Commissioner and Inspector General of Registration
and Stamps, A.P.,Hyderabad, Lr.No.S1/19890/08, dt 22-12-2008.

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ORDER:-

The following notification will be published in the Extraordinary Issue of the Andhra Pradesh Gazette, dated 01-01-2009.

NOTIFICATION

In exercise of the powers conferred by clause (a) of sub-section (1) of section 9 of the Indian Stamp Act, 1899 (Central Act II of 1899), the Governor of Andhra Pradesh hereby remits the Stamp duty of 5% payable as per Article 47-A(d) of Schedule- I-A to the Indian Stamp Act, 1899 on the sale deeds in respect of residential flats/apartments including semi finished structures. The remission is applicable to flats/apartments measuring upto 1200 Sft. or below including common area excluding parking area. The remission shall be applicable from 01-01-2009 to 31.12.2010.

2) The guidelines for implementation of this remission are as specified in the Annexure.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

K.RATNA PRABHA
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner, Printing, Stationery and Stores Purchase,
A.P.,Hyderabad (with a request to publish the notification and furnish
(200) copies to the Commissioner and Inspector General of Registration
and Stamps, A.P.,Hyderabad and (50) copies to the Government.
The Commissioner and Inspector General of Registration and Stamps,
A.P.,Hyderabad.

Copy to:

The Finance (Expr.Rev)Department.

The Law (E) Dept.

SF/SC.

Forwarded :: By order

SECTION OFFICER

GUIDELINES FOR IMPLEMENTATION OF 5% REMISION OF STAMP DUTY IN RESPECT OF
FLATS/APARMENTS

The Government have decided to remit the stamp duty in respect of Flats/Apartments admeasuring 1200 Square feet and below used for residential purposes from 01.01.2009 to 31.12.2010. The following instructions are given for the guidance of registering officers to properly implement the decision of the Government:

- i) The concession is applicable to all flats/Apartments including semi finished structures having plinth area of 1200 Square feet and below, including common area excluding parking area
- ii) This concession is applicable to all Flats where there are (5) or more tenements in any Apartments/buildings subject to building plan approved by the competent authorities (Sanctioning authority like GHMC, local bodies etc.)
- iii) The concession is not applicable to independent houses and flats/Apartments having less than (5) units.
- iv) This concession is not applicable to Apartments/Flats/Shops used for commercial or purposes other than residential usage.
- v) The concession is applicable to one time registration only.
- vi) It must be ensured that full flat is registered and no 'portion of the flat shall be allowed to be registered. For this purpose, the boundaries of the flat must be thoroughly verified. In the boundaries, if there is any mention of portion of flat etc, the concession shall not be allowed.
- vii) The concession is applicable only to Stamp Duty. The Transfer Duty and registration fees will continue to be levied at the existing rates.
- viii) The period during which the concession will applicable is 01.01.2009 to 31.12.2010.

K.RATNA PRABHA
PRINCIPAL SECRETARY TO GOVERNMENT